

POSSIBLE Z.B.A. REFERRALS

GMH MILITARY HOUSING SUBDIVISION (02-16)

GMH MILITARY HOUSING SITE PLAN (02-17)

GMH MILITARY HOUSING SITE PLAN (02-18)

MR. PETRO: Two lot subdivision for multi-family facility. Mark, do we have to do all this separately or do them all three at the same time?

MR. EDSALL: I think we should ask for the presentation and that may clarify which of the three applications require the referral but we'll consider it one action under SEQRA so I see no reason why we can't consider them altogether at this point.

James Loeb, Esq. appeared before the board for this proposal.

MR. LOEB: Good evening, ladies and gentlemen, my name is James Loeb from Drake, Somers, Loeb, Tarshis & Catania and I'm here tonight for GMH project. I'm accompanied by Nick Safrese (phonetic) from GML, by Carl Schultz, who is the architect and by Chris Navitsky (phonetic) from BLT Engineering and it will be Chris who will present what we have. I think many of you are aware of this project, it's interesting and a very new concept where the United States Government here through the Department of Navy is about to partner with a private company to redo the housing, the military housing at Stewart. This is the first which I'm aware but since I have spoken with these people, I now understand that it is happening across the country at military installations all over the United States, a way of getting private industry to come and rebuild the military housing. And what happens is that the military housing is rebuilt, private industry gets a share at building her market rate rental housing and it partners with here the department of the Navy in that market rate housing as well so that it's a different concept. Certainly is one that I think means that the people who are in the military are going to end up with new housing. It's not going to get it from Congress, it's pretty apparent, so this is how it can be done. This site which you all know has existing housing on

it, military housing, it's going to be divided roughly in half and Chris will go over that. As far as the acreage is concerned, the military housing will be in one site and as to that site, we do not need any variances, the private, the non-military housing market rate housing we're going to need a variance because since 9-11, the military is now requiring what they didn't in the past and that's a division and a secure military presence in the military housing. So we have to have a 2 lot subdivision to separate the military housing and a line is drawn so that the overall density is all right but when we draw the line, we need a variance for the private non-military housing. And Chris can go over the plan and show you the details. What we're proposing is the number of units, living units that meets the new zoning which the Town Board is working on. What we'd like to do is similar to model homes, we'd like to have one unit in the market rate which would not be, would never be occupied, no C.O. would be issued for it, it would be purely and simply a model apartment, so that we would have if memory serves me 263 market rate units and one more which would never be occupied by a family. So that we would have no more living units than the new zone would permit. But the real question is the referral and I hope it's not possible, just truthful to the zoning board so that we can ask them for that area variance where Chris shows, you will show the line in a minute. We prepared site plans, copies of all of this for the board members and copies of the computations which explain why we need that one variance.

MR. PETRO: Jim, before Chris starts, just I want to understand you're allowed 263 units?

MR. LOEB: We're allowed.

MR. PETRO: In the R-5 zone.

MR. LOEB: No, total number of units that we would be permitted is 434, what we're proposing is 434 living units plus a model apartment which would never be occupied.

MR. PETRO: The reason I asked you that why not make it

433 and add the other one? You're basically just squeezing one more in.

MR. LOEB: Well, we're basically producing a model apartment, I mean, if that's going to be--

MR. PETRO: It may trigger another variance.

MR. LOEB: If that's going to be a show stopper, I'm sure that my clients will go back and reconsider it, but I wanted to tell you what you'll see before you tonight, you know, we--

MR. PETRO: Do you agree?

MR. EDSALL: I think the purpose of that unit is more as an office to show the unit, a typical unit, but it wouldn't be an occupied unit so we'd rather have you call it a sales office.

MR. BABCOCK: That wouldn't come into the number count of the unit count.

MR. PETRO: From now on, it's an office. Make your presentation.

MR. LOEB: As I said, it's 433 units and an office.

MR. PETRO: Okay.

MR. LOEB: I misspoke.

MR. NAVITSKY: We have the layout of the proposed site just for your orientation, 207 would be right down here, north is up in this direction, the Little Britain Elementary School would be right over here and the airport would be up in this area. I have in the rendering we have shown the existing road network will remain as is. There will be no new roads put in with this. The roads are not to be dedicated to the township as part of this project. The military housing is in the western half of the project, such as up in this area which will consist of primarily townhouses and what you're referring to as a lower terrace and the upper terrace or the upper portion will consist of

townhouses duplexes and some three single family homes for the upper military officers. What we're referring to as a market rate is the section down here which will consist of a number of apartment, high rent apartment complexes which will vary from 1, 2 and 3 apartments. In each portion of each lot of the subdivision there will be some amenities which will contain a clubhouse, a pool, basketball court and those items along with some lots, I have the breakout of the units here, just so that you can see the numbers if you want to pass them down.

MR. PETRO: After you pass that out, not to cut you short either, just show us where the line is going to go so we can send you to the ZBA.

MR. NAVITSKY: Certainly. The proposed subdivision line would be along this area and basically follow where the approximate tree line is to be, so that would be the subdivision line as broken out. This breaks out lot 1, I believe you're calling the military or the market rate into approximately 32.2 acres with the 263 units, in an area of approximately 5,300 I believe square feet per unit. The military portion or lot 2 will have 171 units at 37.5, I believe thereabouts, which works out to approximately 9,300 square feet per unit.

MR. PETRO: Why the irregular lot line? Are you trying to gain space for the other side?

MR. NAVITSKY: We're trying to maximize what we could do for the market rate to increase that square footage.

MR. PETRO: I'll just make a suggestion that you maybe straighten the line out a little bit and how many variances are you going for, 24, is it 25 units?

MR. NAVITSKY: No, no, the variance will be, yeah, actually, yes, you're right up in that area.

MR. PETRO: So I don't know if it makes sense or not, Mark, you might want to look at it, straighten the line out instead of following that crazy line there cause

all they're doing is trying to gain space on the other side to make the variance less, straighten out the line. If you're going to get a variance, they might give you one for 50 units and you have a nice straight lot line, just something to look at.

MR. EDSALL: Let the ZBA know that you really don't have a problem with the variance being increased if the line is laid out in a more functional fashion.

MR. PETRO: Correct.

MR. ARGENIO: No, makes sense.

MR. PETRO: To follow that crazy line, somebody 300 years from now will say boy, somebody was drunk when they laid that out.

MR. EDSALL: Ask the applicant to prepare one plan which minimizes the variance and the other plan which is the way they prefer to have it which may increase the variance and let the Zoning Board deal with it based on the recommendation.

MR. NAVITSKY: Overall the entire parcel as it is right now, the 69.81 acres will be in compliance but again, it was just the necessity to provide the separation, security purposes.

MR. PETRO: I think the Zoning Board would be inclined to give you, if you're going to get a variance anyway, as long as it's not ridiculous, they would go with that and give it a straighter line, that would be my recommendation anyway. Okay, do you have anything else?

MR. NAVITSKY: No, again, this will be serviced by public water and public sewer, there will be improvements to the existing sewage system out there to address some of the aged facilities.

MR. PETRO: We're way ahead of you by telling you this, sidewalks one side of the road for sure.

MR. NAVITSKY: We've got those.

MR. PETRO: The other road at the end up on the, yes, as it connects in, we need it.

MR. NAVITSKY: Yes, we're working on that and working on an easement, there's about 6 easements which carry that out to Jackson Avenue and those are being researched right now. We have secured four of those in looking at where the others are actually right now but we know that that's a key component.

MR. PETRO: The landscaping and underground utilities.

MR. NAVITSKY: Yes, all proposed.

MR. PETRO: Motion for final approval.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the GMH Military Housing Subdivision, Stewart Terrace. Is there any further discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	NO
MR. BRESNAN	NO
MR. LANDER	NO
MR. ARGENIO	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been sent to the New Windsor Zoning Board for your necessary variances. If you are successful and receive those variances, put them on the plan, you can then appear before this board once again.

MR. NAVITSKY: Thank you very much.

MR. EDSALL: Could you just have whoever made and seconded that motion have it say the subdivision and site plans so that we're referring to all three so if

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we can just have the minutes include all three.

MR. ARGENIO: I made it for all three on the agenda.

MR. PETRO: Thank you.

MR. LOEB: Thank you. Good night.